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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VMRDA- RECTIFICATION OF MASTER PLAN I.E., (A) INCORPORATION OF EXACT SY. NO. 83 AND MISSING SY. NO. 92 OF SANIVADA (V) AND DESIGNING RESIDENTIAL LAND USE (B) DELETION OF MASTER PLAN ROAD IN SY. NOS. 82, 83, 90,91 & 92 OF SANIVADA (V), (C) INCORPORATION OF EXACT LOCATION OF RAIWADA CANAL BORRAMGADDA AND (D) INCORPORATION OF EXACT LOCATION OF NATIONAL HIGHWAY.

[Memo No.MAU01-28021/31/2018-M SEC-MAUD(M1), Municipal Administration & Urban Development (M) Department, 09th October, 2018]

NOTIFICATION

The following Draft variations (A-D) to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION-A

The draft variation for incorporation of exact location of Sy.No.83 and missing Sy.No.92 of Sanivada (V), Gajuwaka Mandal, Visakhapatnam District in Visakhapatnam Metropolitan Region Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be incorporation and designation of Residential land use in Visakhapatnam which was shown in MMP No. 35/2018 of Visakhapatnam Metropolitan Region Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Land in Sy.No.90/part, 92/part & 93/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.
- South : Land in Sy.No.83/part, 90/part & 93/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.
- East : Existing 60'wide old GNT Road and existing national Highway
- West : Land in Sy.No.82/part, 93/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.

DRAFT VARIATION-B

The draft variation for deletion of 15 Mts. wide master Plan road in Sy.Nos.82, 83, 90,91 & 92 of Sanivada (V), Gajuwaka Mandal, Visakhapatnam District in Visakhapatnam Metropolitan Region Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed, which was shown in MMP No. 36/2018 of Visakhapatnam Metropolitan Region Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Land in Sy.No.82/part, 83/part, 90/Part, 91/part, 92/part and 93/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.
- South : Land in Sy.No.81/part, 83/part, 90/part, 91/Part, 92/part and 93/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.
- East : Land in Sy.No.135/part of Kurmannapalem (V) Gajuwaka(M), Visakhapatnam District.
- West : Existing 60'wide old GNT Road.

DRAFT VARIATION-C

The draft variation for incorporation of exact location of Raiwada Canal in Sy.Nos.82,86,91 & 101 of Sanivada (V), Gajuwaka Mandal, Visakhapatnam District and Borramma gadda in Sy.Nos.83,92 of Sanivada (V), Gajuwaka (M) in Visakhapatnam Metropolitan Region Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed, which was shown in MMP No. 37/2018 of Visakhapatnam Metropolitan Region Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Land in Sy.Nos.93/part & 101/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.
- South : Land in Sy.No.86/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.

- East : Land in Sy.Nos.82/part, 83/part, 86/part, 89/part, 91/part and 105/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.
- West : Land in Sy.Nos.82/part, 83/part, 86/part, 89/part, 91/part and 105/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.

DRAFT VARIATION-D

The draft variation for incorporation of exact location of National Highway in Sy.Nos.84,85,86,89,90 and 92 of Sanivada (V), Gajuwaka Mandal, Visakhapatnam District in Visakhapatnam Metropolitan Region Master Plan sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed, which was shown in MMP No. 38/2018 of Visakhapatnam Metropolitan Region Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Land in Sy.Nos.84/part, 85/part,86/part, 89/part,90/part, 92/part and 93/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.
- South : Land in Sy.No.62/part, 63/part, 86/part, 87/part and 88/part of Sanivada (V) Gajuwaka(M), Visakhapatnam District.
- East : Land in Sy.No.136 of Kurmannapalem (V) Gajuwaka(M), Visakhapatnam District and National Highway.
- West : Land in Sy.No.79 of Sanivada (V) Gajuwaka(M), Visakhapatnam District and National Highway.

The above draft variations are subject to the following conditions:-

1. The Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam shall collect the development charges from the applicants as and when they come for development permission.
2. the applicant shall obtain approval of building plans for construction of buildings from the authority concerned duly paying necessary charges as the case may be.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam /Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the designated residential land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above designated land as Residential use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT